THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937417** Karen Johnson Davidson County Batch# 752069 **DEEDWARR** 11/09/2021 01:05:38 PM 2 pgs Fees: $13.00 Taxes: $1,110.00 20211109-0149606	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: McBryant Media, LLC and TK & Associates 1014 Meridian Street, N., Huntsville, AL 35801	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 09 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Rock, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McBryant Media, LLC, as Alabama limited liability company and TK & Associates, Inc., an Alabama Corporation, as joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Being Lot Nos. 5 and 6 in Block "L" on the Map of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee. Said lots front 25 feet each on the Southerly line of Commerce Street and all extend back Southerly 184 feet, more or less, to a branch, according to the plan above.

Being the same property conveyed to Heather Rock, unmarried, by Warranty Deed from Michael Dennis Gabrysiak and wife, Livia Gabrysiak, of record in Instrument No. 20030502-0058809, in the Register's Office of Davidson County, Tennessee, dated April 30, 2003 and recorded on May 02, 2003.

Tract 2:
Being Lot Nos. 3 and 4 in Block "L" on the Map of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee. Said lots front 25 feet each on the Southerly line of Commerce Street and all extend back Southerly 184 feet, more or less, to a branch, according to the plan above.

Being the same property conveyed to Heather Rock, by Warranty Deed from Michael Dennis Gabrysiak and wife, Livia Gabrysiak, of record in Instrument No. 20050217-0018050, in the Register's Office of Davidson County, Tennessee, dated February 7, 2005 and recorded on February 17, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10782, Page 427

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10782, Page 432.

This is improved property located at 205 Commerce Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2021.

Heather Rock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Rock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023